THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24687-08-2005** **Record & Return To:** **Forsythe Title & Escrow Services** **2525 W End Ave** **Nashville, TN 37203-1738**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $407,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2005. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/07/05 11:55 2 pgs
Fees:13.00 Taxes:1505.90

20051007-0121340

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: D. Parkes Owen Rebecca P. Owen 114 Taggart Avenue Nashville, TN 37205	**Send Tax Bills To:** (R.N) Same as new owner	**Tax Information:** Map No.130.05-0 Parcel No. 081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David M. Pack Jr. and wife, Ann D. Pack**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **D. Parkes Owen and wife, Rebecca P. Owen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 114 Taggart Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2005.

David M. Pack Jr.

Ann D. Pack

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David M. Pack Jr. and Ann D. Pack**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being 6 Block "G" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Pack, Jr., Unmarried by deed dated November 17, 1994 from William Cavannaugh Chapman and wife, Margaret P. Chapman of record in Book 9524, page 553, Register's Office for Davidson County, Tennessee. David M. Pack, Jr. has since conveyed his interest in said property to David M. Pack, Jr. and Ann D. Pack, husband and wife, by Quit Claim Deed of record in Instrument No. 20040623-0074143, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5324, page 373, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.